

FARMINGTON CITY COUNCIL MEETING

Wednesday, February 1, 2006

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor Scott C. Harbertson, Council Members David Hale, Larry W. Haugen, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, and Recording Secretary Jill Hedberg. Rick Dutson was excused.

Mayor Harbertson began discussion at 6:30 P.M.

Max Forbush passed out a copy of the Amended Agenda.

Agenda Item #11a - Resolution Opposing Senate Bill 170 - Land Use Amendments/Discussion of Other Pending Legislation- Mayor Harbertson, Sid Young & Max Forbush

The City Council discussed the Resolution opposing Senate Bill 170. They agreed to send documentation expressing the City's opposition to the proposal even though the Bill was pulled.

Agenda Item #5 - Consideration of Development Agreement Approval for Rice Valley Estates PUD Consideration of Final PUD Master Plan Approval for Rice Valley Estates PUD Consideration of Final Plat Approval, Phase 1A Rice Valley Estates PUD.

The City Council reviewed Mr. Preston's proposed changes for the Development Agreement. Suggestions were made as to which changes should be accepted and which items should remain unchanged. The City Manager informed the Council that if they chose to grant approval, it should be subject to the City Attorney reviewing and approving the Agreement.

The meeting adjourned at 7:00 P.M.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor Scott C. Harbertson, Council Members David Hale, Larry W. Haugen, Paula A. Alder, Sidney C. Young, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Recording Secretary Jill Hedberg. Rick Dutson was excused.

Mayor Harbertson called the meeting to order at 7:15 P.M. **Larry Haugen** offered the invocation. The Pledge of Allegiance was led by **Boy Scout Nathan Blaylock**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Sid Young moved to approve the minutes of the January 18, 2006, City Council Meeting. **David Hale** seconded the motion with changes as noted. The voting was unanimous in the affirmative.

David Hale moved to approve the minutes of the January 20, 2006, City Council Meeting. **Larry Haugen** seconded the motion with changes as noted. The voting was unanimous in the affirmative.

David Hale moved to approve the minutes of the January 21, 2006, City Council Meeting. **Paula Alder** seconded the motion. The voting was unanimous in the affirmative.

SERVICE AWARDS TO POLICE DEPARTMENT EMPLOYEES - MAYOR SCOTT HARBERTSON (Agenda Item #3)

Mayor Harbertson presented a service award to Police Chief Wayne Hansen for his 15 years of service to the City.

Mayor Harbertson paid to tribute to the Police Force for their contribution to the City. He commended Officer Richardson for the way he interacted with the Callahan family during their time of need.

Chief Hansen and **Mayor Harbertson** presented ten year service awards to Lt. Shane Whitaker, Sergeant Parish Snyder, Corporal Dale Scow, and to Dispatcher Cindy Naylor. They presented a fifteen year service award to Susan Jacobson, Dispatch Supervisor.

REPORT OF PLANNING COMMISSION (Agenda Item #4)

David Petersen reported proceedings of the Planning Commission meeting held January 26, 2005. He covered the following items:

- The Planning Commission recommended final plat approval for phase 2 of the Rice Valley Estates PUD.
- The Planning Commission granted preliminary plat approval for phase 1 of Farmington Crossing South.
- The Planning Commission added text to a motion that was made at a previous meeting which will allow Dave Dixon and Rockie Dustin to rent the historic home subject to standards set forth in the conditional use permit.
- The Planning Commission discussed Harv Jeppsen's building plan proposals for the property near Leonard Lane.
- The Planning Commission granted a plat amendment for Hunter's Creek.
- The Planning Commission held a Special Meeting with the City Council.

CONSIDERATION OF DEVELOPMENT AGREEMENT APPROVAL FOR RICE VALLEY ESTATES PUD/ CONSIDERATION OF FINAL PUD MASTER PLAN APPROVAL FOR RICE VALLEY ESTATES PUD/ CONSIDERATION OF FINAL PLAT APPROVAL, PHASE 1A RICE VALLEY ESTATES PUD (Agenda Item #5)

David Petersen displayed an overhead of the overall master plan for Rice Valley Estates PUD. Mr. Preston requested Final PUD Master Plan approval for the entire development which consists of 98 lots. He requested Final Plat approval for Phase 1A. The City Attorney did not have ample time to thoroughly review the Agreement.

Jerry Preston said his proposed changes were recommended by his Attorney.

The City Council discussed the following changes that were suggested by Mr. Preston:

1. ***HOA :***

Agreement: A Homeowners Association will be established for all phases of the project.

Applicant's Proposal: A Homeowners Association will only be established for Phases 2 and 3.

City Council Decision: Accepted Proposal

2. ***STREET TREES:***

Agreement: Developer to provide street trees in the entire project.

Applicant's Proposal: Developer to provide street trees in Phases 2 and 3. Individual property owners to provide street trees in remaining phases as required by development CC&R's.

David Petersen said the City Council would like trees in the entire project so there would be a sense of continuity.

Jerry Preston said the CC&R's require that corner lots have five, 1.5" caliper, Flowering Pear trees. The other lots are required to have three, 1.5" caliper, Flowering Pear trees. The CC&R's will be enforced by the Architectural Committee. Mr. Preston and his two partners will be the home builder for the entire project and will serve on the committee that will oversee that the trees are planted. When 75% of the lots are sold, residents from the PUD will serve on the committee. The homeowners will be given one growing season to have their property landscaped.

David Petersen suggested that the City Attorney review the proposal for the street trees.

3. ***BERM / WALL:***

The developer requested that a specific height be determined for the berm. The developer suggested that the wall be installed at a later time by UDOT or the City.

Max Forbush suggested that the text read that the height of the berm shall be acceptable to the City Engineer after he has consulted with UDOT traffic experts. The berm would be installed first and the wall would be installed at a later time.

David Petersen said an easement would be needed in order to construct the berm and wall.

Jerry Preston said he would provide the easement. He asked that the height of the wall be specified so the berm does not cause him a financial burden.

Max Forbush suggested that the Agreement read that if the berm needs to be higher than a certain amount, the height will be reconsidered by the Council. He suggested that the City Engineer survey the height of the berm that exists in south Farmington. The height could then be filled in to the Development Agreement.

Jerry Preston accepted **Mr. Forbush's** proposal. He said he would also provide an acceptable easement.

5. **TRAIL CONFIGURATION ISSUE:**

David Petersen said the berm could be built further to the west but it may decrease the area for the detention basin. City Staff does not object to the sidewalk being located behind the curb so long as the detention basin is created. If the detention basin is not created, City Staff would want the sidewalk set further back. He suggested that the Development Agreement be written to cover both contingencies.

David Hale suggested that the text also state that the developer will be reimbursed for the trail/sidewalk above 4' in width.

6. The developer deleted all references to erosion control and revegetation (ie. SWPPP).

David Petersen said the text could not be eliminated. **Mr. Preston** agreed to leave the original wording.

7. ***STORM WATER DETENTION (Regional Basin)***

Agreement: It is unknown who should develop the basin.

Applicant's Proposal: The City shall construct or cause the basin to be constructed.

8. ***EMERGENCY FLOW PATH***

Agreement: The developer shall provide the emergency flow path.

Applicant's Proposal: The developer shall provide the emergency flow path at the City's expense.

City Council: The City Council agreed that the City would pay it's proportionate share of the emergency flow path.

Jerry Preston agreed to the wording regarding the emergency flow path.

9. ***"REASONABLE"***

It was recommended by the City Attorney that the word "reasonable" be removed from the Agreement.

Mayor Harbertson said the proposed changes would need to be approved by the City Attorney.

David Petersen pointed out where 700 West will extend to the subdivision and will become a through street. The developer will explore the possibility of connecting to 50 East if 700 West is not able extend due to wetlands.

Sid Young asked that Mr. Preston be mindful of the resident's concerns.

Motion

Sid Young moved that the City Council approve the Development Agreement for the Rice Farms Estates Planned Unit Development (PUD) subject to the 9 items/changes that were discussed by the Council. The motion is also subject to the City Attorney's review and approval of the Development Agreement. **David Hale** seconded the motion which passed by unanimous vote.

Motion

Paula Alder moved that the City Council approve the Final PUD Master Plan for Rice Valley Estates PUD subject to the applicant signing a Development Agreement that has been approved by the City Attorney. **Sid Young** seconded the motion, which passed by unanimous vote.

Motion

David Hale moved that the City Council grant final plat approval for Phase 1A of the Rice Valley Estates PUD subject to the applicant signing a Development Agreement that has been approved by the City Attorney. **Larry Haugen** seconded the motion, which passed by unanimous vote.

APPEAL OF PUBLIC ACCESS EASEMENT LANGUAGE FOR PHASE II OF HIDDEN MEADOW ESTATES - CHRIS MARTINEAU (Agenda Item #6)

David Petersen said Chris Martineau provided an easement where the access road is to go through. The easement was recorded before the City was able to review it to make sure it contained public safety access, which it did not. The Grantor is Lawrence Welling and the Grantee is Chris Martineau. The City Attorney reviewed the recorded easement and strongly recommended that the words *public* be inserted and that a new easement be recorded in place of the old.

Chris Martineau (1464 Ridgeline Drive, South Ogden) gave a brief history of the project. When approval was first granted, it was subject to three conditions. A fourth condition was added which required the applicant to provide an access easement across the roadway to service the utility lines and other necessary items when the road is put in. He said he agreed to provide the easement and cover the road with road base. Residents in the area expressed concerns, so he agreed to allow the construction traffic to use the temporary road. He never intended for the temporary access road to be opened up as a public thoroughfare. He is willing to re-record the easement to add language that would allow for emergency vehicles. He is against allowing the road to become a public thoroughfare since it will interfere with the construction progress, it will make it difficult to prevent vandalism, it will make it difficult to prevent trash from being dumped on the property, and it will create a liability risk for him.

Mr. Martineau said he will complete the road and will give full dedication to the City but he would like it done at the appropriate phase. He will post a bond for the road and the access easement.

Mayor Harbertson referred to the liability issue and asked who would be responsible in the event of an accident.

Max Forbush said there could be exposure to the property owner. He said City Staff was concerned that the easement was recorded with out including public access since it was a required condition given by the Planning Commission.

David Petersen passed out copies of Resolution 2005-44. He said the Planning Commission granted approval subject to the Resolution. He reviewed the intent of the Resolution. The City is not the Grantee.

Chris Martineau said he was instructed to provide the easement so he did. He is willing to re-record the easement to allow for emergency access but he does not want to allow for general access until the street is finished.

Paula Alder asked why the City would encourage the public to use the road if it is not being maintained. The road was only intended to prevent construction trucks from using the neighborhood streets. The residents do not expect to use the road until the development is complete.

Max Forbush said when lots are added to a 1000 foot non-conforming street, a second access needs to be provided for public use as required by City ordinance.

Sid Young said the right-of-way should be rewritten to address the public utility easement and emergency use. A hold harmless paragraph should also be added to the Easement Agreement.

David Hale said it is vital that emergency access be available but he did not think the construction workers should have to facilitate public traffic on the 15' wide road. He asked how long it would be before the road is hard surfaced.

Chris Martineau said he is making payments on the property so it is in his best interest to finish the project as quickly as possible. He said they should be able to start the upper phase within two years.

David Hale said he was not opposed to Mr. Martineau's proposal since he is willing to provide access to public safety vehicles and for public emergency access.

Chris Martineau said when the project is complete, it will include a second access for the non-conforming subdivision. He plans to put up signs stating that the road is only to be used for emergency access.

Mayor Harbertson suggested that the liability issues be worked out between Mr. Welling and Mr. Martineau.

Sid Young said Mr. Martineau's situation is different because the non-conforming area already exists.

Paul Hirst said Central Davis Sewer needs to be able to access to their sewer system. The Sewer District has allowed the developer to use base course for the time being. If he does not complete the development in two years, the Sewer District can collect the money and pave the ribbon over their sewer line which is 12' wide.

Motion

David Hale moved that the City Council instruct the City Attorney to review the Easement Agreement and to include language that will allow for public access in an emergency situation, and public access for emergency and maintenance vehicles. The Easement Agreement must also include

hold harmless language. The City Attorney shall also verify that public utilities are adequately covered. **Sid Young** seconded the motion, which passed by unanimous vote.

FINANCIAL CONTRIBUTION REQUEST FOR ENTREPRENEURIAL CENTER AT DATC - STEVEN P. CLOWARD (Agenda Item #7)

Mayor Harbertson said he met with Mr. Cloward, who is the Director of the program. The purpose of the facility is to establish new business within Davis County. Mr. Cloward is asking each City in Davis County to make an annual donation of \$1,000.00.

Steven Cloward (1377 West White Sands Lane, Syracuse) presented a Power Point presentation. He said \$1,900,000 was donated to the project but they still need to raise an additional \$300,000. The purpose of an incubator is to help growing businesses by offering affordable space, support services, advisors and mentors, and on-going training. 87% of companies that go through an incubator are still in business. He said the facility would house anchor tenants to offset the operating costs associated with the incubator.

Mr. Cloward explained that the project would benefit the community by creating new jobs, creating higher wages and salaries, and promoting efficient use of capital. The operational costs would be generated from rental income, private and public support. Cities will benefit from the use of the large conference area and services of the project staff.

The City Council agreed to make a \$1,000 donation to the Center. The organization could then submit a letter requesting donations for the following years.

Motion

Paula Alder moved that the City Council authorize a \$1,000 donation for the Entrepreneurial Center out of the Economic Development line in the budget for the 2006-2007 budget year. **Sid Young** seconded the motion, which passed by unanimous vote.

REQUEST FOR EASEMENT ACCESS ACROSS CITY PROPERTY FOR LAND DEVELOPMENT PURPOSES - ROGER EGGETT (Agenda Item #8)

Max Forbush said any time a city is disposing of land, they are legally required to approach the Planning Commission. He referred to the letter he received from Roger Eggett. He showed the Council a map which outlined Mr. Eggett's five parcels of land. Mr. Eggett would like to take their four lots and re-draw the lot lines to create three separate lots. One of the lots would contain his

existing home. He plans to build a new home on one of the new lots and hold the other for investment purposes.

Mr. Forbush said Mr. Eggett proposed that Farmington City sell him a 30 foot wide strip of land east of the current storm water detention basin location south of 500 South adjacent to the UTA right-of-way, or sell an easement, or trade the land for land he owns south of the retention pond. He also requested approval for two flag lots that would share the same access.

Mr. Forbush informed the Council of “a shared-solution possibility” for solving the Legacy North connection north of Park Lane. The proposal would place a two-way frontage road running from Legacy North along the UTA right-of-way to Parish Lane. Part of this right-of-way could involve part of Mr. Eggett’s property. He told Mr. Eggett that the City may be interested in granting the easement or trading the 30' parcel if Mr. Eggett was willing to convey a 60' right-of-way adjacent to the old D&RG tracks which would start the right-of-way for the proposed road.

Sid Young said he was concerned about allowing the flag lots because they can create privacy and fire protection issues.

David Hale said he was concerned a precedent would be set if a flag lot were allowed in an undeveloped area.

Larry Haugen said he would not be opposed to granting the flag lots if Mr. Eggett was willing to dedicate a non-paved street to the City.

The City Council discussed the proposals and agreed to let the applicant approach the Planning Commission with his requests.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #9)

David Hale moved that the City Council approve the following items by consent as follows:

- 9-1. Ratification of Approvals - Construction Bond Agreements
- 9-2. Assignment of Police Chief to investigate an apparent inequity in the distribution of liquor law funds.
- 9-3. Assign David Petersen to pursue Jeff and Julie Nemelka request to require a street access to his property near the south boundary of the Farmington Greens property.
- 9-4. Approval of Disbursement Lists for October, November and December 2005.

Max Forbush said since the City merged it’s court system with the Davis County Justice Court, the City has not received credit for it’s arrests/convictions of DUE offenses. Therefore, the Utah State Liquor Commission has not distributed the City’s portion of the liquor tax back to the

City that are due as a result of the DUI convictions. **Mr. Forbush** said further research will be done on the issue.

Larry Haugen seconded the motion, which passed by unanimous vote.

RESOLUTION DESIGNATING AND APPOINTING MUNICIPAL OFFICERS FOR FARMINGTON - MAX FORBUSH (Agenda Item #10)

Motion

Larry Haugen moved that the City Council adopt RESOLUTION 2006-09, A RESOLUTION DESIGNATING AND APPOINTING CERTAIN OFFICERS OF FARMINGTON CITY, UTAH. The resolution pertained to the reappointment of the City Manager, City Recorder, City Treasurer, Fire Chief, Police Chief, City Attorney and City Engineer. **David Hale** seconded the motion, which passed by unanimous vote.

RESOLUTION APPOINTING CITY COUNCIL MEMBERS TO CERTAIN BOARDS, COUNCILS AND COMMISSIONS, DELEGATING AUTHORITY TO VARIOUS CITY COUNCIL COMMITTEES - MAX FORBUSH (Agenda Item #11)

Max Forbush passed out an amended Resolution. He suggested including the Trails Committee, even though they have not been formally organized. He reviewed the other additions that were made to the Resolution. This Resolution formalized the appointment of City Council Members and others to various Special District Boards and formalizes appointment of Council Members to various City Council Committees.

Motion

Sid Young moved that the City Council adopt RESOLUTION NO. 2006-10, A RESOLUTION PROVIDING FOR THE APPOINTMENT OF CITY COUNCIL MEMBERS TO AND DELEGATING AUTHORITY TO VARIOUS COUNCIL COMMITTEES AND PROVIDING FOR THE APPOINTMENT OF CERTAIN INDIVIDUALS TO REPRESENT FARMINGTON CITY ON VARIOUS BOARDS, COUNCILS AND COMMISSIONS with trails committee as noted. **Larry Haugen** seconded the motion, which passed by unanimous vote.

RESOLUTION OPPOSING SENATE BILL 170 - LAND USE AMENDMENTS/ DISCUSSION OF OTHER BUILDING LEGISLATION - MAYOR HARBERTSON, SID YOUNG & MAX FORBUSH (Agenda Item #11a)

Mayor Harbertson said Senate Bill 170 was pulled but it would likely come back again in another form.

Max Forbush said the Utah League of Cities and Towns urged cities to request that the legislators vote against Senate Bill 170 and HB240. He said HB240 relates to changing retirement benefits for public safety employees which would be costly to the cities. The League went on record to oppose the Bill unless there is a new source of income to pay for the increases.

Sid Young said the Senate Bill 170 would create mass confusion. He suggested that the body of the email include the following text: **WE URGE YOU TO VOTE “NO” ON SB170 AND TO VOTE “NO” ON HB240 UNLESS THERE IS A NEW FUNDING SOURCE PROVIDED TO FINANCE THE ADDITIONAL RETIREMENT BENEFITS.**

Motion

Sid Young moved that the City Council adopt RESOLUTION 2006-11, A RESOLUTION OF THE FARMINGTON CITY COUNCIL EXPRESSING STRONG OPPOSITION TO SENATE BILL 170, LAND USE AMENDMENTS, AND REQUESTING THAT FARMINGTON’S SENATORS AND REPRESENTATIVES VOTE AGAINST THE BILL. **Larry Haugen** seconded the motion, which passed by unanimous vote. By consensus the Council also approved Council Member Young’s recommendation for opposing HB 240.

LEGACY HIGHWAY DISCUSSION - MAYOR HARBERTSON (Agenda Item #12) AND MEETING WITH LEGISLATIVE NORTHERN UTAH CAUCUS REGARDING FUTURE LEGACY NORTH ALIGNMENT ISSUES - MAYOR HARBERTSON (Agenda Item #13)

Mayor Harbertson said a Legacy Highway ground breaking ceremony and open house would be held on March 2, 2006, at 2:00 P.M. He said a meeting will be held with the school district and the developer who will be adjacent to the Highway to discuss ideas that would make the trail flow more smoothly between the properties.

Max Forbush passed out a map which illustrated the proposed trail and trail head near 250 South and 650 West. Equestrian parking is being considered near the cul-de-sac south of the end of 250 South. UDOT can not discuss surplus property for at least two years. UDOT owns a parcel in excess of ten acres near 250 South Street that could be conveyed to the City for an equestrian trail head.

Mayor Harbertson said he would like Rigby Homes involved in the discussion since there may be other options to access this open space.

Max Forbush said UDOT indicated they would be willing to set money aside for the building of the parking lot area. In past years, UDOT has been willing to give remnant parcels to the government after the highway has been completed, so long as the land serves a purpose. He is researching their current policy.

Mayor Harbertson said UDOT does not intend to remove the overpasses at Glover Lane and State Street since they are still in good condition. They do not have plans to alter West State Street either. The off-ramp on the south end of town could be redesigned to include an at-grade intersection at State Street. UDOT may provide the funding if the improvement is done in conjunction with BRT.

Max Forbush illustrated where the bridge structures and pedestrian walkways would be located.

Sid Young said it is a problem that motorists use the jug handle off-ramp at high speeds. It would be beneficial if an interchange could be constructed on the south end of the City.

Max Forbush said UDOT indicated that there could be an interchange at Glover Lane since the overpasses would not be removed. UDOT is willing to study the pedestrian access for the area. The Frontage Road concept previously discussed in the meeting (Agenda Item 8) could also be considered as a way to divert the amount of traffic using West State Street.

MISCELLANEOUS

Planning Commission Resignation

Mayor Harbertson said Keith Klundt resigned from the Planning Commission. The Planning Commission will still be able to function with six Commissioners until a replacement is appointed.

The Council Members expressed their appreciation for Mr. Klundt's service.

Town Meeting Report

Mayor Harbertson said Scott Daniels attended the meeting to discuss the use of City facilities to hold baseball sign-ups. Viola McKinney suggested that Mr. Daniels rent space at the Community Center since the pool foyer is unavailable. Mr. Daniels would like to find a City facility to hold the sign-ups that does not charge a rental fee.

Max Forbush suggested that Mr. Daniels be allowed to use space in a City facility so long as he provides a deposit to cover any damage. The City could consider the site supervisor's cost provided by the City as a donation from the City to the FABL program.

The City Council agreed that Mr. Daniels should meet with Ms. Kinney and **Max Forbush** to resolve the issue.

ICSC Conference

Max Forbush informed the Council members that the ICSC Conference would be held May 21-24, 2006.

Fuel Break Road Agreement

Max Forbush said Davis County Public Works delivered a copy of the Memorandum of Understanding which pertains to the Fuel Break Road widening project. Centerville City would not sign the Agreement unless changes recommended by their City Attorney were made. He passed out copies of the Agreement for the Council's review. The Council agreed not to take action until they were able to review the proposed changes that were made by Centerville City.

The parties to this agreement include: U.S. Forest Service, Weber Basin Water, Davis County, Centerville City and Farmington City. It pertains to improving the width of the existing Weber aqueduct line across the foothills of Farmington and Centerville for purposes of providing a "fuel break" to mitigate the spread of fires.

URMMA Training

Max Forbush said URMMA is offering a land use planning training session for elected and appointed officials on March 1, 2006. The City Council agreed to schedule a training session at another time so they do not interfere with their regular City Council meetings.

"My Farmington" Book

David Hale said Glen Leonard and Annette Tidwell believe it would be problematic to reprint *My Farmington* since there are so many corrections that need to be made. **Mr. Hale** suggested in the alternative that a new history of Farmington be written. Mr. Leonard has said he would be willing to act as an advisor during the book's rewrite.

Steed Place Update

David Hale said the Development Agreement is being drafted. The preliminary plat will state that the plot of ground will be marketed. The developer has the property under contract and would like City Staff to meet with the Buyer so he is aware of the City's expectations for the property.

Wasatch Energy Report

Larry Haugen said Wasatch Energy will have their bonds paid in full in June, 2006. The money has been placed with the State Treasurer's office.

Chamber of Commerce Report

Paula Alder reported on the Chamber of Commerce meeting. The Chamber is opposing HB14 and HB16 which pertain to the recording of public meetings. She said she would monitor the progress of HB240 which pertains to public safety retirement revisions.

League of Cities and Towns Report

Sid Young reported on the League of Cities and Towns Meeting. The League is opposed to the RDA legislation which pertains to the amount of retail space that will be allowed in an RDA area. They are also opposing the proposed local energy tax which would charge a fee based on decatherm usage.

Farmington Trails Committee Report

Sid Young said the Trails Committee has compiled a list of projects that they will focus on during the coming year. He said he would submit a copy to **Mr. Forbush** so the projects could be considered along with the City's budget.

Farmington Crossing PUD

Sid Young asked if the City Council's motion should be reconsidered so that commercial use in the Garbett Homes Development would require a conditional use permit. He asked that City Staff consider the options to prevent a business from operating in a rental unit. He said the best option may be to rezone the housing portion of the development.

David Hale said there is a condo for rent in the Farmington Crossing PUD, despite the fact that owners are required to sign an agreement that the unit will be owner-occupied for at least twelve months.

ADJOURNMENT

David Hale moved that the meeting adjourn at 10:35 P.M.

Margy Lomax, City Recorder
Farmington City